

# 260 Marlboro Road

Sudbury, MA 01776



Renovated, sun filled Colonial, featuring an open floor plan in desired North Sudbury. A spacious, yet cozy, floorplan offers flexibility for lifestyle, entertaining, and work from home. The cherry kitchen and dining area offer connection with the family room and sunroom. Large windows, skylights, and sliding doors flood the space with natural light. Formal living and dining rooms, plus a first-floor office adjacent to a full bath. Front-to-back primary suite with walk-in closet and luxe bath with laundry and Swedish drying closet. Bonus room over garage with built-in craft/workspace and exterior balcony. Full, finished, walk-out basement with full bath, wet bar, media space, exercise room, and ample storage. Walk-up attic offers potential for future expansion. Complete rear privacy with lush greenery surrounding the deck where you can enjoy an outdoor shower! Fantastic level yard, easy access to hiking trails, and less than 10 minutes to shops/restaurants.